

178.0

0007

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,100,200 / 1,100,200

ASSESSED:

1,100,200 / 1,100,200


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
98		VALENTINE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DENG JENNY J P
Owner 2:	HUNG CHIKAN RICHARD
Owner 3:	

Street 1: 98 VALENTINE RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: DENG JENNY J P -

Owner 2: -

Street 1: 98 VALENTINE RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 4,859 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1946, having primarily Vinyl Exterior and 3304 Square Feet, with 1 Unit, 2 Baths, 3 3/4 Baths, 0 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4859		Sq. Ft.	Site		0	70.	1.16	7									396,041						396,000	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										120924
										GIS Ref
										GIS Ref
										Insp Date
										08/11/18

PREVIOUS ASSESSMENT

Parcel ID 178.0-0007-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	704,200	0	4,859.	396,000	1,100,200	1,100,200	Year End Roll	12/18/2019
2019	101	FV	533,900	0	4,859.	396,000	929,900	929,900	Year End Roll	1/3/2019
2018	101	FV	435,100	0	4,859.	333,800	768,900	768,900	Year End Roll	12/20/2017
2017	101	FV	435,100	0	4,859.	305,500	740,600	740,600	Year End Roll	1/3/2017
2016	101	FV	435,100	0	4,859.	260,300	695,400	695,400	Year End	1/4/2016
2015	101	FV	424,300	0	4,859.	226,300	650,600	650,600	Year End Roll	12/11/2014
2014	101	FV	424,300	0	4,859.	209,300	633,600	633,600	Year End Roll	12/16/2013
2013	101	FV	92,500	0	4,859.	199,200	291,700	291,700		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DENG JENNY J P,	76282-561	1	11/30/2020	Convenience		1	No	No	
LEE WENDY K & G	48656-585		12/13/2006	Family	50,000	No	No		
LINEHAN ARTHUR	28969-296		8/13/1998		166,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/16/2016	2038	Inter Fi	20,000	O				reno bsmnt+attic a
6/1/2012	693	Addition	180,000					ADD 2ND FLOOR & GA

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2018	Inspected	PH	Patrick H
7/25/2018	MEAS&NOTICE	CC	Chris C
7/25/2018	Info By Phon	DGM	D Mann
7/5/2013	Meas/Inspect	JBS	JOHN S
10/22/2008	Meas/Inspect	355	PATRIOT
12/21/1999	Meas/Inspect	163	PATRIOT
7/19/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA / / /

